

9.96 +/- ACRES BLUE RIDGE- LAND

5501 BLUE RIDGE CUTOFF, RAYTOWN, MO 64133

LAND FOR SALE



PROPERTY DESCRIPTION

This 9.96 +/- acre property, located off Blue Ridge Cutoff in Raytown, Missouri, boasts an R-3 High-Density Zoning designation, making it suitable for higher-density residential development. It is just one mile from the Price Chopper shopping center and offers convenient access to I-435 and I-70 highways.

PROPERTY HIGHLIGHTS

- R-3 Zoning For High Density Residential
- Located One Mile From Price Chopper Shopping Center
- Easy Access to I-435 & I-70 Highways
- Rare Opportunity To Acquire A Large Tract of High-Density Residential Property

DEMOGRAPHICS

	2.25 MILES	5.5 MILES	10 MILES
Total Households	14,008	100,307	309,007
Total Population	29,095	204,144	634,317
Average HH Income	\$53,940	\$50,365	\$69,163

Andrew Danner

Broker

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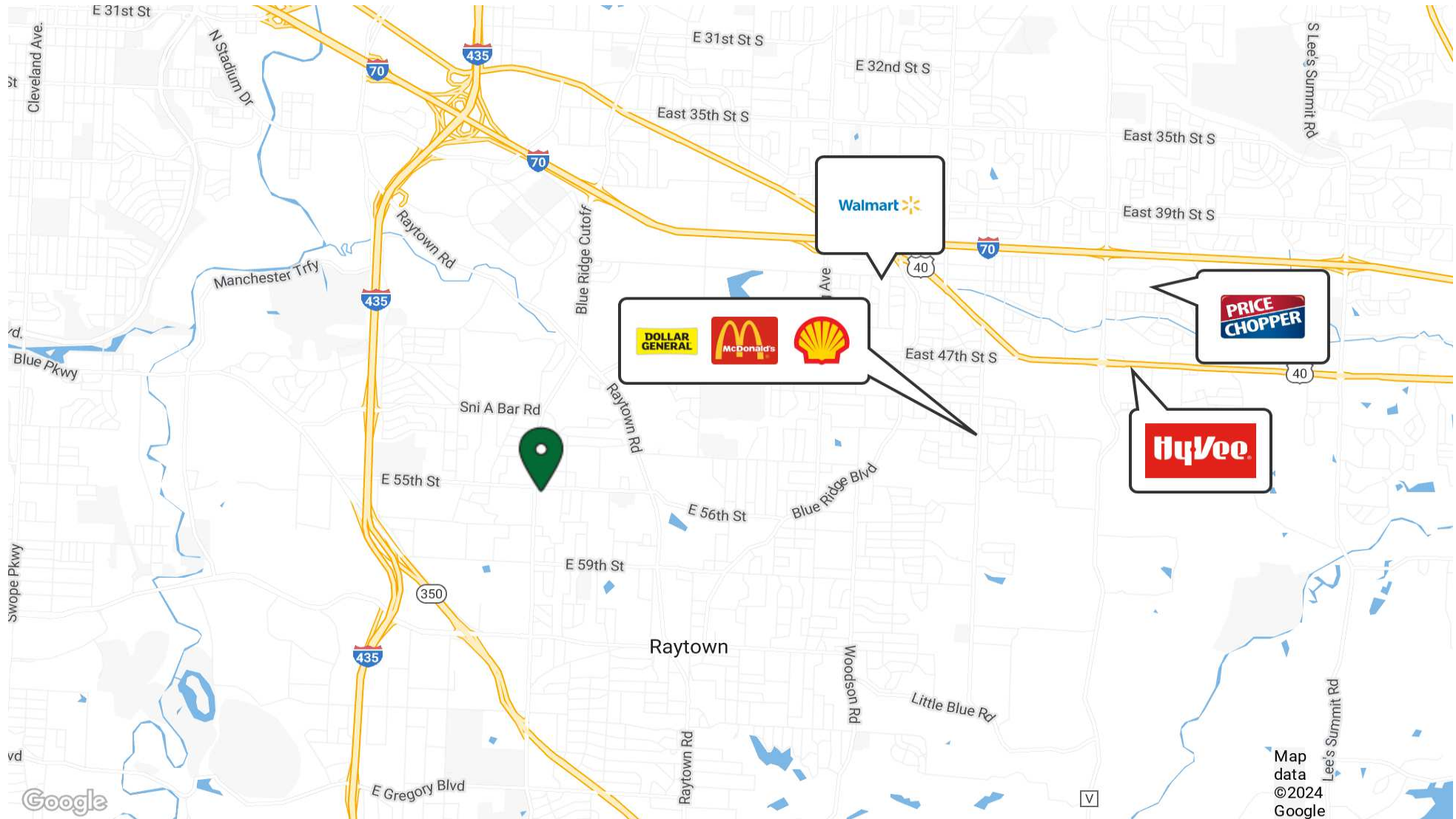
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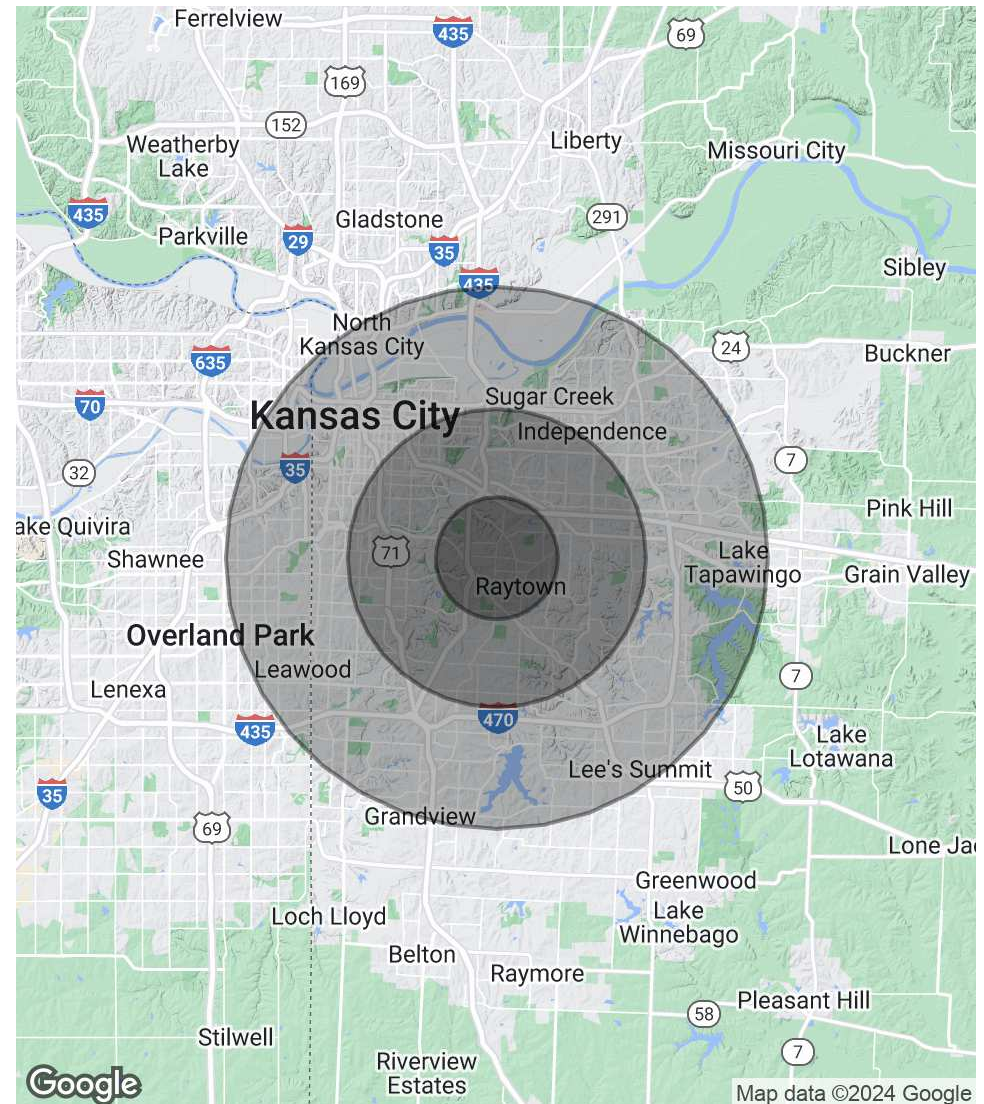
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POPULATION	2.25 MILES	5.5 MILES	10 MILES
Total Population	29,095	204,144	634,317
Average Age	39.4	38.8	38.1
Average Age (Male)	37.7	36.8	36.7
Average Age (Female)	42.2	40.6	39.5
HOUSEHOLDS & INCOME	2.25 MILES	5.5 MILES	10 MILES
Total Households	14,008	100,307	309,007
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$53,940	\$50,365	\$69,163
Average House Value	\$103,746	\$102,813	\$169,825

2020 American Community Survey (ACS)



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